



State of Connecticut
HOUSE OF REPRESENTATIVES
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Housing Committee
Public Hearing Testimony
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ASSISTANT MINORITY MEMBER

MEMBER
APPROPRIATIONS COMMITTEE
TRANSPORTATION COMMITTEE
INSURANCE AND REAL ESTATE COMMITTEE

Dear Senator Gomes, Senator McKinney, Senator Doyle, Representative Green,
Representative Miller, Representative Butler, and Housing Committee Membership:

I am here to testify on two very important bills, House Bill 5978 and House Bill 5979. Both of these bills are designed to streamline the eviction process and will offer increased protection to both landlords and tenants. Our current eviction laws place an unfair onus on landlords and I believe these laws are to blame for much of the blight in cities.

House Bill 5978, An Act Concerning Eviction Of A Tenant Due To Nonpayment Of Rent, and House Bill 5979, An Act Concerning Rental Payments During The Pendency Of An Eviction Proceeding, are drafted with the intent to insure that a tenant being evicted, still pays rent. Often times, once the summary process is started, tenants cease paying rent. Although landlords ask for a security deposit and last month's rent in advance, the summary process frequently takes longer than two months. This results in a substantial loss of revenue, particularly since the landlord is unable to re-rent the apartment. As a landlord myself, I can personally testify to the validity of this.

Under HB 5978 and HB 5979 this problem would be remedied. Tenants going through the summary process would be required to pay their rent into an escrow account. This account would be administered by a third party and would be paid to a landlord at the end of the summary process. This account would no doubt generate a substantial amount of interest and as such, I propose under HB 5979 that the interest be used to fund homeless programs in the state.

It is important to note that tenants and municipalities will benefit from the passage of these bills. When revenue collected from a piece of land falls, the incentives for landlords to maintain the property diminishes. This leads to blighted buildings and reduces living conditions for tenants. Landlords may also hold off evicting unruly tenants for fear of lost rent.

I hope the committee will act on this legislation and I thank you in advance for your time and support.